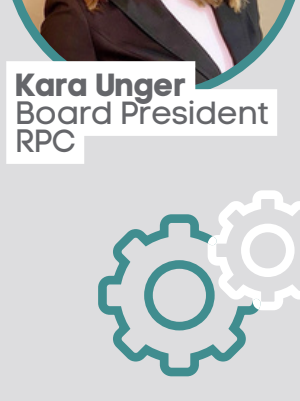


REVITALIZE PORTLAND COALITION NEWSLETTER

WINTER 2022

Revitalizing the Portland-metro region as a welcoming and vibrant community for residents, visitors, and businesses by supporting public policies and collaborative efforts to address the challenges of public safety, homelessness, livability, and economic vitality.

Message from Newly Appointed Board President



Kara Unger
Board President
RPC

"What a fantastic first year for Revitalize Portland Coalition. While we started 2022 with the idea of bringing real estate groups together as one voice, we are closing the year with a fully formalized Organization that is representing over 8,000 real estate professionals in Portland-Metro area.

RPC has been invited to attend steering committees with the Mayor's office and held several meetings with elected officials to speak about the concerns surrounding downtown. We continue our commitment to communicate updates, celebrate successes, and highlight top issues with emphasis on our core focus areas: Homelessness, Safety, Public Image, and Economy and Housing.

We have many "irons in the fire" as our committee chairs and leadership team look towards 2023. I am thankful for the effort and time of the dedicated individuals and member organizations who have supported RPC in 2022, and I look forward to continuing our progress in 2023."

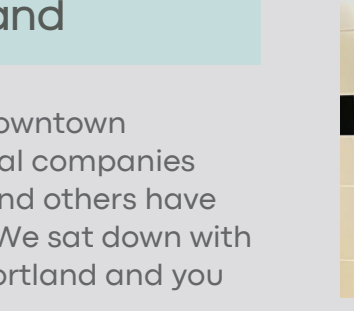


MAKING HEADLINES

The Portland Business Journal sat down with Executive Director, Erik Cole to talk about the latest progress at RPC.

Read the entire article [here](#)

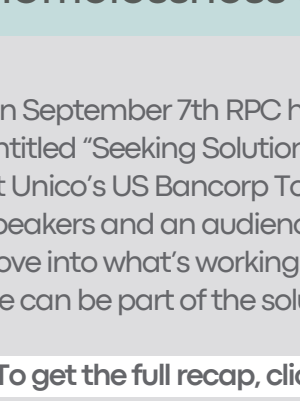
Jordan Schnitzer hires former Nashville councilman to 'revitalize Portland'



"The core of why I'm here in some ways is, I can see the potential on really both sides of the coin."

Investing in Downtown Portland

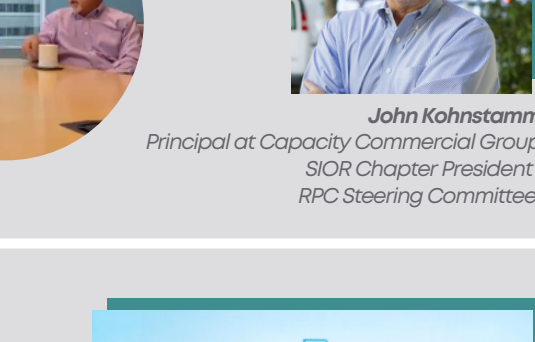
While many companies have sadly left Downtown Portland due to the state of affairs, several companies such as Marios, Kassab Jewelers, KRDG and others have made commitments to our Central City. We sat down with two companies who are betting big on Portland and you can watch short interviews here:



Click here to watch the Jordan Ramis "Go Downtown" interview



Click here to watch the Capacity Commercial Group interview



President Kara Unger, Chairman Peter Heals of Jordan Ramis, Executive Director, Erik Cole, and Board Member and Communications Chair Evn Bernstein



John Kohnstamm
Principal at Capacity Commercial Group
SIOR Chapter President
RPC Steering Committee

Homelessness Symposium

On September 7th RPC hosted a symposium, entitled "Seeking Solutions to Homelessness" at Unico's US Bancorp Tower. Panelists, speakers and an audience of about 100 people dove into what's working, what's not and how we can be part of the solution.

To get the full recap, click [here](#)



Jordan D. Schnitzer speaking at the RPC Homelessness Symposium

Portland Homelessness Plan Testimony

REVITALIZE PORTLAND COALITION'S RESPONSE TO MAYOR WHEELER'S NEW PLAN FOR HELPING SOLVE HOMELESSNESS IN PORTLAND

RPC Homelessness Subcommittee written testimony submitted to Portland city council on 10/26/22.

RPC applauds Mayor Wheeler's new resolve to reduce homelessness in Portland. His proposals include the creation of three sanctioned camping sites capable of holding up to 500 people; an 18-month phased-in ban on unsanctioned camping; a diversion program for low level offenders to avoid criminal and punitive sanctions; and a goal to spend \$9.8 billion to create 20,000 affordable housing units by 2033. We support the city's plea that the county and state take on their share of the responsibility for these solutions.

Some of the proposals align with RPC's 9-point plan found at our website, www.revitalizeportland.com. We hope the city council will move quickly on approving this package. But while the mayor's efforts are to be recognized, some refinements of the policy proposals are necessary. RPC encourages the following considerations:

- While we agree a quick-response and short-term solution is needed, RPC fears the longevity of sanctioned camping given the low barrier to entry and disorderly systems. Earlier this year, the City of Eugene closed its two sanctioned camping sites on city property, as they simply became unmanageable. We recommend focusing efforts on expanding shelter bed capacity and the safe rest villages that the City has been promising for years.
- The whopping \$9.8 billion price tag for 20,000 units of affordable housing pencils out at \$490,000/unit. This is more than the average price of a home in Portland. The status quo plan must be revised to include all types of housing, shelter, and services. Imagine how much further our money could go if we take care of those living on our streets first.

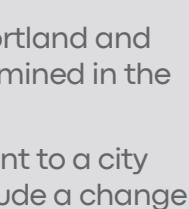
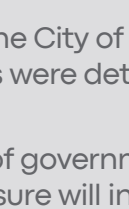
As the representative of commercial and multi-family real estate professionals across Portland, RPC suggests the following additional ideas:

- Transparency and Accountability. There is \$500 million available for mental health treatment and housing through the Oregon Health Authority and Metro's housing bond. But there is no clear information on how the tax dollars are being spent. We support a public/private entity at the county level, to review, evaluate and ensure that public funds are laser-targeted to this crisis. Taxpayers should have confidence that these funds are being spent efficiently and effectively.
- De-Fund the Joint Office of Homelessness. Speaking of lack of accountability, the Joint Office was required to audit Built for Zero's database methodology two years ago. We have no evidence of progress on this promising approach, and the status of Portland's involvement is in question. Instead, the JOHS is funding tents for distribution to those experiencing homelessness. People suffering in the streets need stabilization and treatment, not tents. The City's funds to the Joint Office should be withheld.

The Revitalize Portland Coalition stands ready and willing to speak further on these issues and ideas. Our members and collective organizations are impacted directly by these policies, and we look forward to our continued, collaborative efforts.

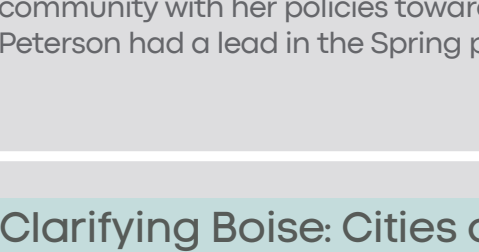
Local Politics and the Upcoming Election

By Gerard C.S. Mildner, PhD, Professor Emeritus, Real Estate and Finance, Portland State University & RPC board member



In November, 2022, Oregon faces its most competitive election in 30 years, with a three-candidate race involving Democrat Tina Kotek, Republican Christine Drazan, and Independent candidate Betsy Johnson.

Most real estate industry supporters are torn between Drazan and Johnson, given the increased regulations imposed by the Democrats under Speaker of the House Kotek in the last 6 years (eg, rent control, landlord-tenant law, inclusionary zoning, urban growth boundary rules).



In the last 30 days, Johnson's polling has declined considerably, with Drazan showing a small lead over Kotek.

In the state legislature, the Oregon State Senate, currently 18 Democrats and 12 Republicans, is drawing the most attention and political contributions. Since the Democrats have 10 more seats to defend, most analysts expect a gain to the Republicans of 1-3 seats, with a 3-seat pickup creating an evenly balanced Senate.

Local politics are focused on three races in the City of Portland and Multnomah County, as most suburban races were determined in the primary.

Portland voters will consider a ballot measure to change from a commission form of government to a city administrator, which most real estate industry supporters favor. However, the measure will include a change to a ranked choice, multi-member City Council electoral system, which risks the election of fringe candidates to the Council. City of Portland Commissioner Mingus Mapps has designed an alternative measure for the Spring, 2023 ballot, leading most real estate industry leaders to favor a NO vote in the primary and a YES vote in the Spring.

The second critical local race is the City Council race between incumbent JoAnn Hardesty and challenger Rene Gonzalez, with most industry leaders supporting Gonzalez. Gonzalez appears ahead in polling by a good margin. Finally, two Multnomah County Commissioners, Sharon Meieran and Jessica Vega Pederson are competing to succeed County Chair, Deborah Kafoury, who has disappointed many in the real estate community with her policies towards homelessness. Most in the industry are favoring Meieran in this race. Peterson had a lead in the Spring primary, but no recent polling is available.

Clarifying Boise: Cities and Enforcement

Martin v. City of Boise Does Not Limit All Enforcement of Anti-Camping Laws

By Thomas A. Pecl, Williams Kastner, RPC Board Member

There are those who suggest that the Ninth Circuit Court of Appeals case of Martin v. City of Boise, 920 F.3d 584 (9th Cir. 2019), significantly limits the ability of authorities to enforce local anti-camping laws. In fact, a variety of enforcement measures remain permissible under the court's ruling.

In Martin, a group of homeless persons in Boise, Idaho, brought a §1983 civil rights action challenging the city's public camping ordinance citing constitutional protections. The Eighth Amendment of the United States Constitution prohibits "Cruel and Unusual Punishments" for criminal behavior where the punishment is grossly disproportionate to the severity of the crime.

The plaintiffs were cited by Boise police for violating city ordinances making it a misdemeanor to use "any of the streets, sidewalks, parks, or public places as a camping place at any time."

The plaintiffs argued the Cruel and Unusual Punishments Clause precludes the enforcement of a statute prohibiting sleeping outside among homeless individuals with no access to alternative shelter.

The Ninth Circuit agreed. The court's holding states as follows:

The Eighth Amendment prohibits the imposition of criminal penalties for sitting, sleeping, or lying outside on public property for homeless individuals who cannot obtain shelter.



It is important to emphasize that the Ninth Circuit's holding is narrow in scope. We know this because the court said so in its opinion. The court stated: "Our holding is a narrow one."

The court's majority went on to explain:

We hold only that "so long as there is a greater number of homeless individuals in [a jurisdiction] than the number of available beds [in shelters]," the jurisdiction cannot prosecute homeless individuals for "involuntarily sitting, lying, and sleeping in public." That is, as long as there is no option of sleeping indoors, the government cannot criminalize indigent, homeless people for sleeping outdoors, on public property, on the false premise they had a choice in the matter.

The Martin decision prohibits criminal prosecution of anti-camping violations when no shelter beds are available.

It follows that violations of anti-camping laws can be prosecuted where there are enough available shelter beds.

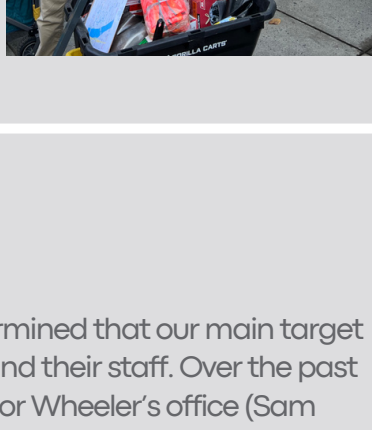
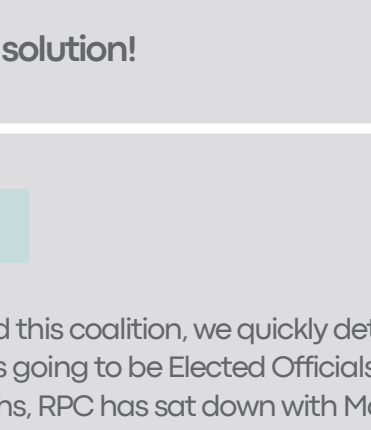
It can also be drawn from the case that, for example, "sweeps" of homeless camps can be conducted without running afoul of Martin.

In our next article, we will discuss Oregon's new camp sweeping laws and the constitutional ability of municipalities to enact appropriate "sit, lie" ordinances under certain conditions.

Rolling Up Our Sleeves

In the past couple of months RPC led three volunteer clean up events. A Waterfront cleanup with SOLVE, a Downtown Portland cleanup with SOLVE and Schnitzer Properties, as well as a "Together we are Stronger" Old Town cleanup and camper reach out in collaboration with We Heart Portland, NAIOP, Pearl District Neighborhood Association, Loving One Another and Portland's graffiti remediation team.

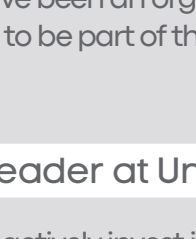
We feel that it's important to be part of the solution!



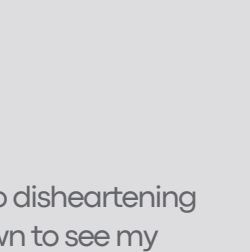
Meetings with Elected Officials



As we curated this coalition, we quickly determined that our main target audience was going to be Elected Officials and their staff. Over the past several months, RPC has sat down with Mayor Wheeler's office (Sam Adams and staff) on multiple occasions, as well as Commissioner Dan Ryan, Commissioner Mingus Mapps and Commissioner Sharon Meiran.



Dan Ryan
Commissioner, City of Portland

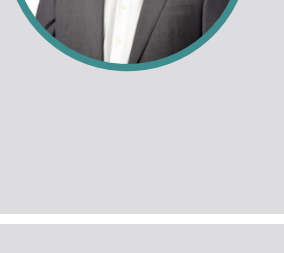


"I appreciate the fact that the commercial real estate community has formed a coalition to help revitalize the city and am thankful that they've reached out to me and other officials to collaborate and work together on real solutions."



Sam Adams
Director, Strategic Innovations Group
(Mayor Wheeler's office)

"Thank you Revitalize Portland Coalition for organizing yourself and approaching us as an advisory board."

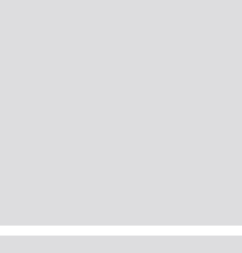


Sharon Meiran
Multnomah County Commissioner

"It was encouraging to meet with this group of leaders who are asking the deeper questions and dedicated to finding solutions around homelessness. I look forward to working with RPC in demanding accountability in how Multnomah County is spending hundreds of millions of taxpayer dollars, when more and more people are living and dying on our streets."

Why Did You Get Involved With RPC?

Revitalize Portland Coalition is made up of all of the commercial real estate groups (NAIOP, IREM, BOMA, SIOR, CCIM, IFMA, CAB and Multi-Family NW, as well as several companies such as Unico Properties, Downtown Development Group, Winkler Development Corporation and others. We're so grateful for the people who are serving on committees and doing their part to help get RPC off the ground and making real change. Let's hear from a few of them!



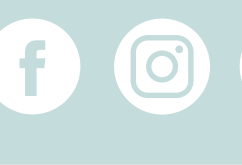
Marissa Meisner,
Business Development Manager at Allsteel

"Portland is where my family and I live, work, and play. In my professional life I work with the CRE and A+D community, a vibrant and creative group of people where our common goal is to support clients in realizing their dream workspace. This can only happen though if employees feel safe coming to work and believe that the city has their back. I joined RPC because I truly believe Portland has so much potential and will get back to dynamic city it once was - it just needs a bit of encouragement from our business leaders and community influencers to get us there."



Matt Wood
Estimator at Dormakaba USA Inc.

"I am a Portland native who is passionate about our community. Portland is filled with natural beauty and the people here are some of the most friendly, caring and compassionate people I've ever met. As a former business owner, I believe that small business is the life blood of a community."



Paige Tisdale
Business Development at Dennis' 7 Dees

"I joined RPC this year to take action in my community. It has been so disheartening to see the negative spiral our city has gone through. I come downtown to see my clients every day, and I want to be part of the solution. It has been empowering to be part of the change and see the improvements that RPC has been able to do in the short time we've been an organization. Change is needed I think we can all agree, and I want to be part of that change."

Charlie Floberg
Director, Market Leader at Unico Properties LLC

"Our goal is to proactively invest in revitalizing downtown Portland, with a particular focus on addressing homelessness, crime and safety, livability, and economic vitality. With RPC being centered on these critical issues, our goals align with theirs and we see the organization as a vital steppingstone in this effort. We believe in what our city has been and what it can still be."



Why optimistic investors have poured nearly \$1B into this downtown Portland corridor
"I'm optimistic. However, I'm still a realist," one local CEO said. "I think Portland's going to take a while to come back."
Portland Business Journal | Sep 26



THANK YOU

We are grateful for our RPC partners and supporters. Your passion, time, energy and support has allowed Revitalize Portland Coalition to get off the ground and make tremendous progress in a short amount of time. We look forward to adding additional organizations and companies to RPC as the word continues to get out.

